



## Development Opportunity

### Offering Summary

Sale Price:	Inquire
Lot Size:	1.98 Acres

- 1.98 ± Acres
- Adjoining The Walden at Oakwood, A 300 unit apartment development.
- Less than a mile from Exit 16
- Commercial development potential
- Minutes from The University of North Georgia, Gainesville Campus
- All utilities available

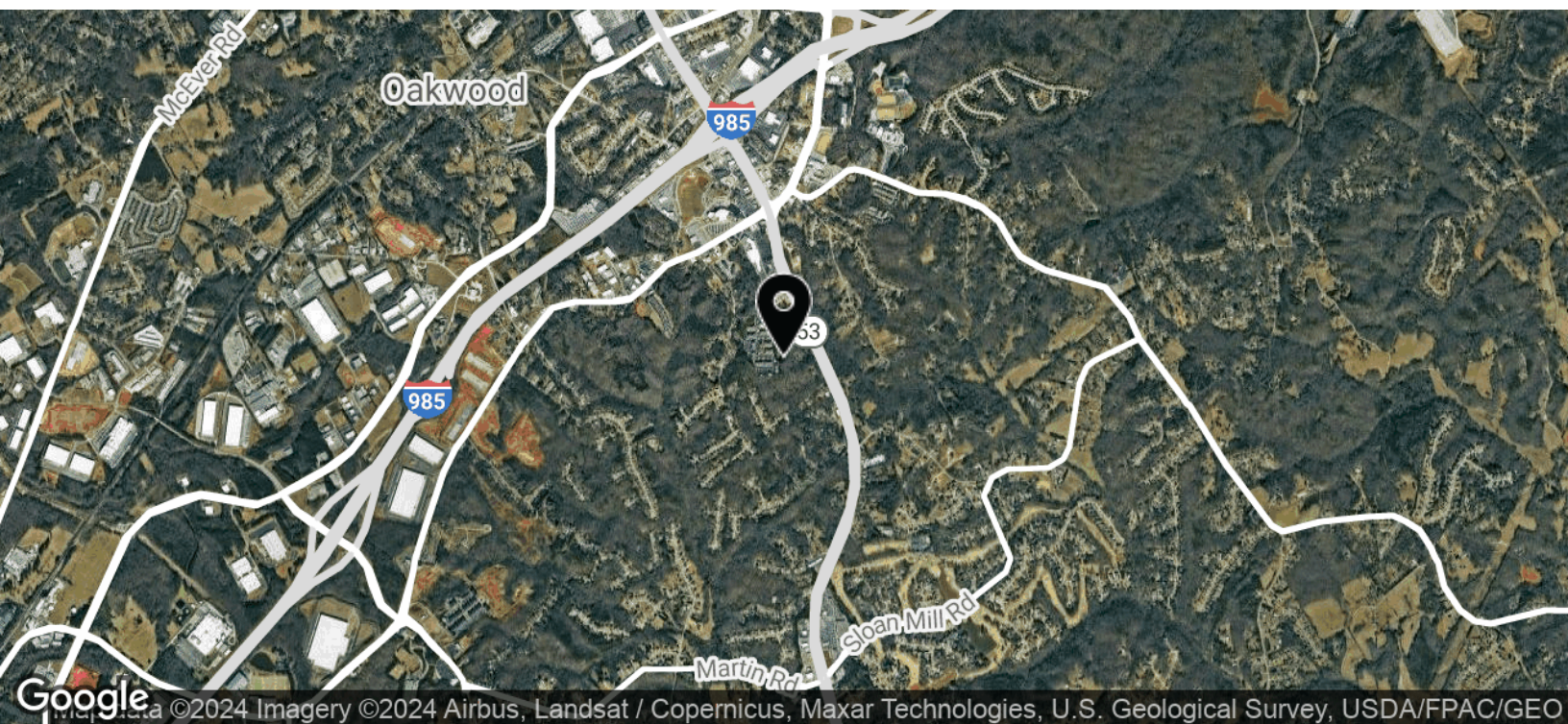
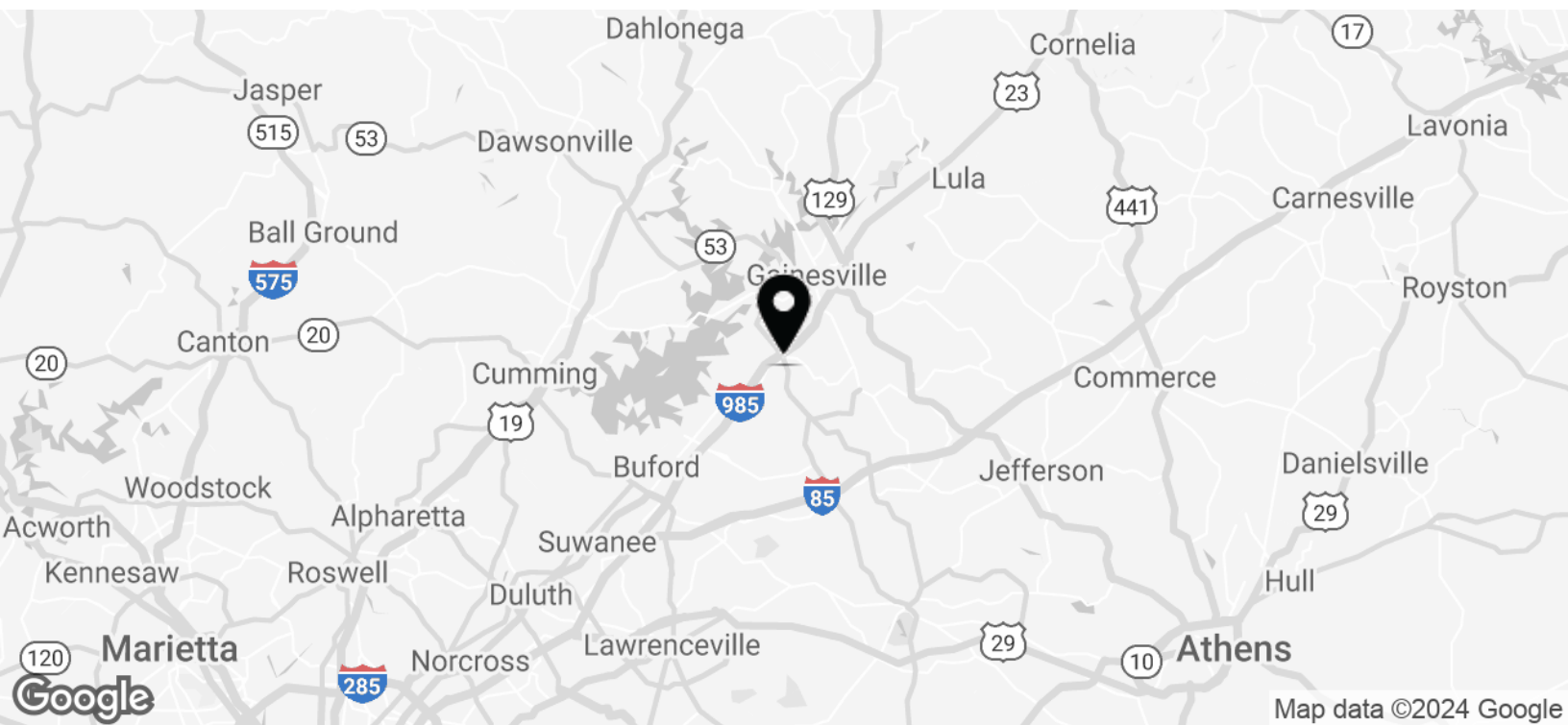
### Get more information

**Jay Lawson**  
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## Location Map

3562 Winder Hwy



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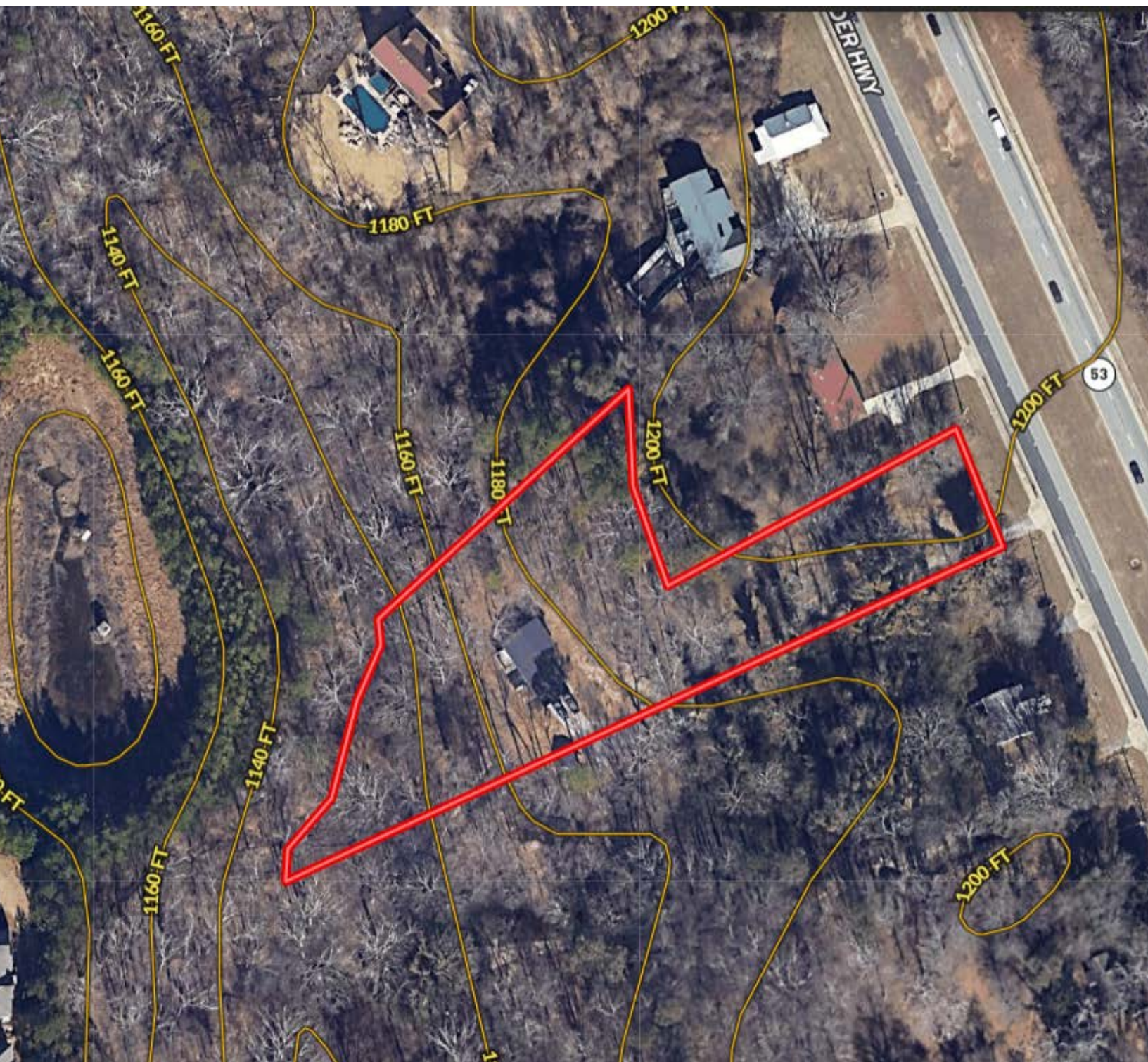
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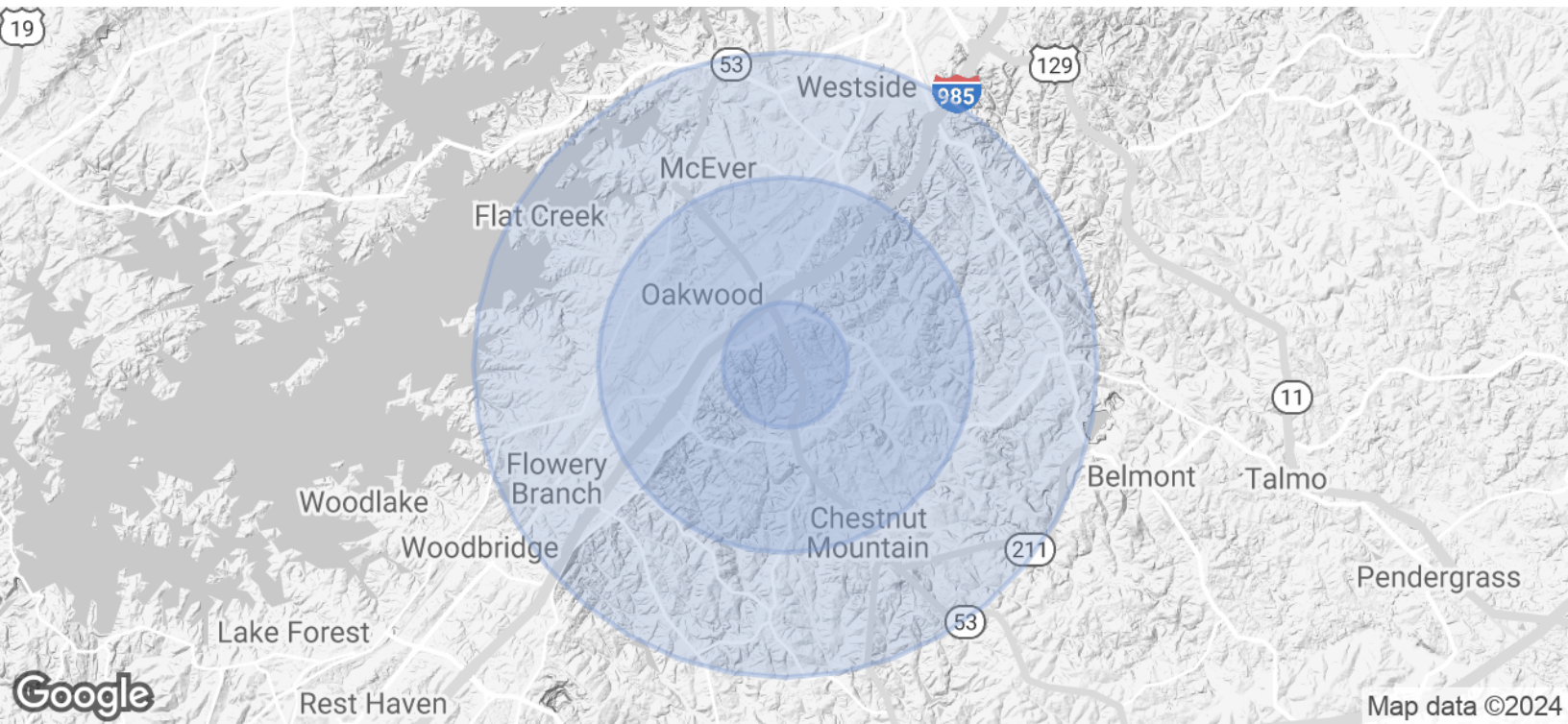


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,654	12,141	23,792
Average Age	37.8	37.3	37.2
Average Age (Male)	37.6	36.5	36.0
Average Age (Female)	38.6	37.8	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	645	4,781	9,431
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$66,499	\$56,512	\$54,495
Average House Value	\$140,674	\$137,540	\$147,158

\* Demographic data derived from 2020 ACS - US Census



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# Let's talk.

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